

39-201

PK 7398PG073

TRANSFER  
TAX  
PAID

WARRANTY DEED  
**014941**

**JOHN P. JABAR, JR.**, of Waterville, County of Kennebec, and State of Maine, for consideration paid,  
grant to **SWEET ONE REAL ESTATE LLC**, a limited liability corporation organized and existing under the laws of the State of New Hampshire and having a place of business at 133 Wason Road, Hudson, County of Hillsborough, New Hampshire 03051,  
with **Warranty Covenants**, a certain lot or parcel of land located on the northerly side of Gold Street in Waterville, Kennebec, County and State of Maine, and further bounded and described as follows, to wit:

Beginning at a point on the northerly line of Gold Street, said point marking a southeasterly corner of land now or formerly owned by Philip S. Bard as recorded in the Kennebec County Registry of Deeds in Book 2688, Page 33, said point being a distance of ten rods (10R.), more or less, westerly from the intersection of the northerly line of Gold Street with the westerly line of Summer Street. Thence northerly, parallel to the westerly line of Summer Street, along the land of said Bard for a distance of four rods (4R.), more or less to a point marking a southwesterly corner of land now or formerly owned by Roland H. Rancourt as recorded in the Kennebec County Registry of Deeds in Book 2189, Page 118. Thence easterly parallel to the northerly line of Gold Street, along the land of said Bard, for seventy feet (70'), more or less, to a point. Thence southerly, parallel to Summer Street, along the land of said Bard, for four rods (4R.) to a point on the northerly side of Gold Street. Thence westerly along the northerly line of Gold Street for seventy feet (70') more or less, to the point of beginning.

The herein described parcel of land in the northwesterly seventy feet (70') of lot number 31 according to David Garland's plan of house lots in Waterville, dated May 13, 1874 and recorded in the Kennebec County Registry of Deeds in Plan Book 1, Page 23 and is a portion of the premises conveyed by Thomas G. Kimball and Elah Esty to Tilson Hale Whitten by Deed dated September 1, 1874 and recorded in the Kennebec County Registry of Deeds in Book 297, Page 538.

Being the same premises conveyed by Quitclaim (Release) Deed of Kennebec Federal Savings and Loan Association to John P. Jabar, Jr., dated December 22, 1999 and recorded at the Kennebec County Registry of Deeds on December 27, 1999, at Book 6124, Page 188.

2) MD RP

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WITNESS my hand and seal this                      day of May, 2003.

William P. Dubord

John P. Jabar, Jr.

**State of Maine**  
**Kennebec, ss**

Then personally appeared the above named John P. Jabar, Jr. and  
acknowledged the foregoing instrument to be his free act and deed.



Before me,

William P. Dubord  
Notary Public

WILLIAM P. DUBORD  
Attorney At Law  
Notary Public  
My Commission Expires 6/26/2008

RECEIVED KENNEBEC SS.  
2003 MAY 13 AM 9:00

ATTEST: George B. Bouchette  
REGISTERED CLERK